LOT 88
IN OR 997/1354
FLORA PARKE 2A PB 6/239

LASKER THOMAS C & CAROLYN H
30594 FOREST PARKE DRIVE
FERNANDINA BEACH, FL 32034

2023

25-2N-28-0550-0088-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

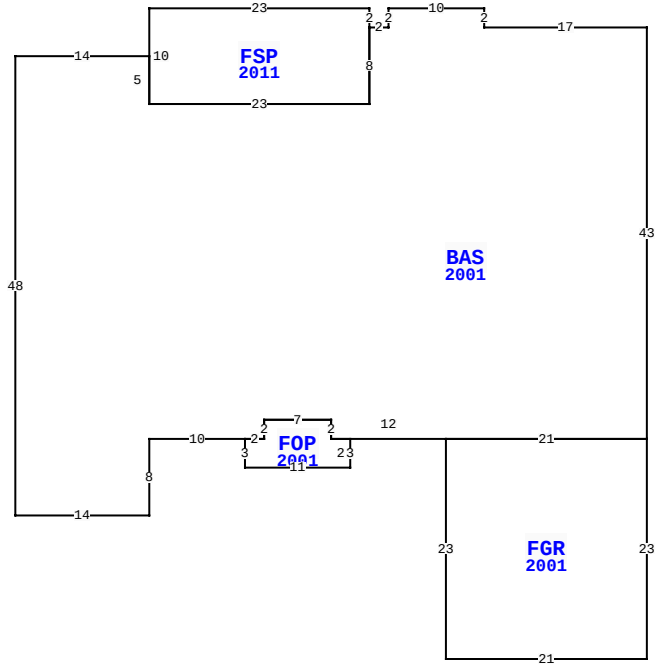
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4041.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,730	100	2,730	302,169
FGR	483	55	266	29,442
FOP	47	30	14	1,549
FSP	230	40	92	10,183
TOTALS	3,490		3,102	343,343

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,102	104.1440	123.67	383,624	2001	2001	0	0	0	10.50	89.50

1 SNGL FAM – 100% - 2002 Heated Area: 2730 HX Base Yr 2002



30594 FOREST PARKE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/22/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		343,343
TOTAL MARKET OB/XF VALUE		8,235
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		416,578
SOH/AGL Deduction		193,486
ASSESSED VALUE		223,092
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		173,092
TOTAL JUST VALUE		416,578
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		333,351

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004992	WINDOWS	39,479	03/31/2022
B1802449	REPAIR/RRF	0	04/01/2018
B1226594	REMODEL	5,589	11/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0997/1354	7/13/2001	WD	Q	I		188,400
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: LASKER THOMAS C & C						
0977/0533	3/22/2001	WD	U	V	19	31,000
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	86	3,010	
2	0812	CONCRETE C	0	100	0	0	1,593.00	SF	4.00	4.00	100	2001	2001	3	82	5,225	

BUILDING DIMENSIONS

BAS=[YR=2001] W17 N2 W10 S2 W2 FSP=[YR=2011] N2 W23 S10 E23 N8$ S8 W23 N5 W14 S48 E14 N8 E10 FOP=[YR=2001] S3 E11 N3 W2 N2 W7 S2 W2$ E2 N2 E7 S2 E12 FGR=[YR=2001] S23 E21 N23 W21$ E21 N43$.

LAND DESCRIPTION

TOTAL OB/XF 8,235

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 01/06/2023 BY DJA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS